

FREMONT PLANNING BOARD

August 16, 2006

Meeting Minutes

Approved September 20, 2006

Present: Chairman Larry Stilwell, Selectmen's Rep. Peter Bolduc, Member Leon Holmes, Jr., Member and CC Rep. Jack Karcz, Alternate Roger Barham, RPC Circuit Rider David West, Building Official Thom Roy and Land Use AA Meredith Bolduc.

Mr. Stilwell called the meeting to order at 7:30 pm and appointed Alternate Barham as a voting member of the Board for tonight's meeting.

FUTURE LAND USE & ZONING

There was a general conversation relative to where in Fremont open space subdivisions could best serve the Town and some locations where conventional subdivisions would better serve the area. There was also a general discussion relative to how and where conservation subdivisions are usually implemented, their effects on property, density, open space and taxes, as well as the potential effect on the community. Mr. West stated that there are tools and time available to work on the concept of a conservation subdivision zoning ordinance and regulations. Mr. West reported that RPC has come out with a Regional Conservation District for the very first time. He added that the NHDES, NH Fish & Game, the Society of the Protection for NH Forest (SPNHF), NH Estuaries, RPC and at least two other Planning Commissions got together and, using GIS mapping, came up with a value based on the different rankings for primary conservation areas and secondary conservation areas. The results are about to be released and they are looking for communities to invest that it is a good idea for their town. This provides some backing for conservation subdivisions and there would be no cost to the Town if you are one of the pilot communities. Mr. West stated that he will learn more about it and present it again next week.

Mr. Stilwell suggested that it may be time to take some of the tasks relative to regulations that have been accumulating throughout the year and need to be accomplished and create committees to implement them. This will also be discussed at next week's work session.

VISIONING CHAPTER DRAFT – MASTER PLAN

Section IV. Fremont Community Goals

As a result of last weeks meeting for the Visioning Chapter draft, Mr. Roy suggested the following relative to the supporting text for Goal # 1 (Conservation and Open Space): – last sentence “In conjunction with this effort, the town should carefully review existing town owned properties for any notable natural resource value and provide for their conservation and protection as open spaces.”

As suggested at the last meeting Fremont Historian Matthew Thomas was contacted relative to Goal #5 (the historic section) and offered the following;

“Fremont doesn't have a Heritage Commission as that is an entirely different organization from the Historical Society. I would recommend that the Vision Chapter include recommendations that the Planning Board recommend to voters that more Fremont roads be designated as "Scenic Roads" and recommend a Historic District (or Districts) IN NAME ONLY with written restoration/remodeling/and landscaping recommendations provided to residents undertaking projects within Historic District(s) for preserving or painting/vinyl-siding historic homes, sheds, barns, and other outbuildings of historical importance such as ice houses, privies, cobbler shops, corn cribs, silos, old mill buildings, former one-room schoolhouses, carriage stalls/sheds, well houses, churches, hearse-houses, town pounds, cider mills, stonewalls, poultry houses, and old family graveyards on private property. Also recommendations should be provided for the paving of driveways, planting of trees, style/size/and printing fonts for signage within Historic Districts. The Planning Board should also make every effort possible to encourage potential developers to contact the Fremont Historical Society and/or Town Historian to obtain historically appropriate road/development name recommendations for their respective development projects.”

Fremont Parks and Recreation Chairperson, Renee King, was also contacted relative to Goal # 7 (recreation section) and offered the following: “We have seen the sports programs grow 10 fold since the new fields have been installed at Memorial Park. We are happy to see the community coming together and the kids having a great time. We are happy to see many adults using the track to walk and run daily. Upon discussing future projects and goals, we need land to start. We are seeing a need for 2 more baseball fields, 1 more soccer field and have received allot of interest a tennis court or two. We would like to have 10 acres minimum for expansion of recreational facilities. We have discussed the land behind the library as it being so close to the Memorial fields.”

Mr. Barham offered the following relative to Goal #8 (public water and sewer section): “The Planning Board supports the goal of sustaining growth without the necessity of developing a public water and sewer system, through prudent planning and careful management.”

Mr. West submitted the newest version of the Draft. There was some discussion and it was agreed that the Members would review the draft at their leisure, especially section #3 (Discussion) on page 7, and discuss the proposed document again at the next meeting.

COOPER'S CORNER
Map 3 Lot 037-1

PUBLIC HEARING, cont.
Site Plan Review Amendment

Present: Applicant John Wilder, Brian Desfosses with Eric Mitchell & Associates

Mr. Stilwell opened this Public Hearing at 8:00 pm and stated that this is a continuation of the July 26, 2006 portion of this Public Hearing.

Mr. Desfosses submitted the May 25, 2006 plan. He stated that there are no requested changes of a site nature,

although the building designs have been somewhat modified. Mr. Desfosses presented a reworked architectural rendering of the buildings which now shows the cupolas and the stone facades at the gable ends as originally approved. The plan and architectural drawing were reviewed by the Board. In answer to questions by the Board

Members, Mr. Wilder stated that the construction of the buildings will be of metal with vinyl siding and with a 21/2 foot stone base and a roof overhang. The roof will be of green metal. Mr. Desfosses stated that they are

seeking to be allowed a second driveway entrance, side walk with a roof overhang and the addition of a twenty (20) foot x twenty (20) foot salt shed located in the northeast corner of the lot, as well as revisions to the septic plan, leach bed, parking layout, drainage, utility layout, overhang for possible drive-through and architectural design.

Mr. West stated that he has reviewed the **Coopers Corners** Site Plan set Lot 37-1 dated May 25th, 2006 and issued his August 15, 2006 report and comments as follows:

General Comments.

- 1. The amendments to this site plan are primarily focused on the alterations to drainage, site topography, and a combined septic system. Town's engineer's comments should be addressed prior to any approval.*
- 2. The Applicant also provided new elevations of the proposed retail buildings. The elevations have since been revised and the new design is now more representative of the original submission. The Applicant is willing to work with the board on color options for the siding and roof.*
- 3. I am not clear if the Applicant needed a new State Septic approval number, a state subdivision approval, or both. I believe that only a septic approval number is needed, but I do not know all the details. If only a new septic approval number is needed then an amended site plan should suffice. If the Applicant needs an amended subdivision approval then the approved subdivision plans should be amended.*

Mr. Holmes made the motion that the Planning Board acknowledge and take jurisdiction of the application. Motion seconded by Mr. Karcz with unanimous favorable vote

There were no waivers requested and Mr. Stilwell stated that all waivers approved at the original Site Plan Review remain in place.

Mr. Desfosses stated that he is still waiting for the State Septic Design Approval. He added that the septic approval is subject to water supply design so Mr. Wilder will need to dig a new well which will be tested by the State and approved before the septic approval is issued. Mr. West asked Mr. Desfosses to address the issue of the reason for a new subdivision approval number. Mr. Desfosses explained that the existing approval is for a certain amount of flow (7,900 gallons per day) and, because the flow has changed (8,300 gallons per day), the State wants to put an amendment on the original approval to reflect the different flow. He added that it only affects the subject parcel and no lot lines are moving. Mr. Roy stated that the original subdivision plans would not be accurate and asked how the amended state subdivision number would connect to the original approved plan. Mr. Desfosses answered that the new approval number will be the same as the original, but with an "A" added at the end. It will be noted on this amended plan and recorded at the registry of deeds. Mr. West submitted that, because no other lots are affected, he is comfortable that there does not need to be an amendment to the already approved Subdivision Plan.

Construction timing was discussed and Mr. Wilder stated that the project will be done in two phases with the entire parking lot, septic, water with first phase. There was a discussion relative to the well approval.

After careful consideration by the Board, Mr. Holmes made the motion that, pursuant to plan # 5-9804SITE drawn by Eric C. Mitchell & Associates, Inc. and dated May 25, 2006, with no revisions, the Board approve the requested amendments to the already approved Site Plan Review for Cooper's Corner, Map 3 lot 037-1, including the construction of a second driveway entrance, side walk with a roof overhang and the addition of a twenty (20) foot

x twenty (20) foot salt shed located in the northeast corner of the lot, as well as revisions to the septic plan, leach bed, parking layout, drainage, utility layout, overhang for possible drive-through and architectural design, with the

following conditions:

1. The plan set will reflect the legal name of the site.
2. Intent statement will be included on the plan set cover sheet.
3. The plan set will show all elevations.

Add as notes on the plan set:

4. The site will generate no offsite noise or odor nuisance.
5. No barbeques will be allowed under the roof overhangs.
6. Drill well and obtain final well approval from NHDES Water Resources.
7. Revised Septic Approval number from NHDES Subsurface.
8. Amended Subdivision Approval number from NHDES Subsurface.
9. Covered walkway is subject to code enforcement.
10. The provisions of RSA 676:17 shall be applicable to include a fine or penalty of \$275.00 per day for the first violation and \$550.00 for subsequent violations, upon written notice from the Building Official of violations of any provisions of the approved plan or conditions thereof.
11. All conditions to be completed within sixty (60) days of this August 16, 2006 conditional approval.
12. All improvements shall be completed within two (2) years of the final approval unless the timeframe is extended by the mutual consent of the applicant and the Board.

Motion seconded by Mr. Barham with unanimous favorable vote.

Mr. Holmes made the motion to close this Public Hearing at 9:00 pm.

Motion seconded by Mr. Karcz with unanimous favorable vote.

BUDGET

The Board received the expenditure report through August 10th along with a correspondence from Heidi stating that the 2007 core budget needs to be submitted to her by September 1, 2006. Mrs. Bolduc reported that the Planning Board has a September 21, 2006 appointment with the Board of Selectmen to present their budget. Mr. Stilwell stated that he will meet with Mrs. Bolduc and Mr. West to work on the core budget and present it to the Board for their approval. Mrs. Bolduc stated that ZBA Chairman Rick Butler should also be included as the budget is Planning and Zoning. The Members agreed.

ROBERT STINER

Map 1 Lot 083

The Board received a mylar and plans for the survey of the Robert Stiner property, Map 1 Lot 083. Mr. Stilwell stated that this survey was drawn by Doucet Survey, Inc. of Newmarket, NH, dated July 20, 2006. Note #5 on the plan states "The intent of this plan is to show the location of boundaries in accordance with and in relation to the current legal description, and is not an attempt to define unwritten rights, determine the extent of ownership, or define the limits of title." There is also a note on the plan signed by John F. Kaiser, LLC certifying that "this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."

Mrs. Bolduc explained that Mr. Stiner has requested the mylar and plans be signed by the Planning Board for recording purposes.

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With unanimous agreement by the Board, the plans and mylar were signed by the Chairman and Secretary as requested and will be recorded at the Rockingham Registry of Deeds within three business days.

RICHARD LOTHIAN

Map 6 Lot 062.1-11

The Board received a NHDES Retail Dealership License Application for Lothian Automotive as referred by the Selectmen to the Planning Board for review of site review compliance. It was acknowledged that the Building Official is usually the signer of these applications. There was a discussion relative to some of the things Mr. Lothian had agreed to do as a result of his Site Plan Review and Mr. Roy suggested that he and Mr. Stilwell conduct a site visit to ascertain site review compliance. It was agreed that Mr. Roy and Mr. Stilwell would visit the site on Wednesday August 23, 2006 at 6 pm. Mr. Lothian will be so notified.

MINUTES

Mr. Holmes made the motion to approve the minutes of the August 9, 2006 meeting as written.

Motion seconded by Mr. Karcz with unanimous favorable vote.

CORRESPONDENCE

1. Two copies of excessive offsite odor complaints relative to the Seacoast Farms Compost site, Map 5 Lot 035, logged by the Building Official on August 10 and August 14, 2006.
2. A copy of an August 15, 2006 correspondence from Heidi Carlson to Town Counsel John Ryan outlining a list of documents she was enclosing for his files. (see file)
3. Notice from the Chester Planning Board of a Public Hearing to be held on August 23, 2006 regarding a road bond estimate for Mill Pine Village, LLC.

Mr. Holmes made the motion to adjourn at 9:40 pm.

Motion seconded by Mr. Karcz with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc, Secretary